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Leading Perthshire Estate Agency

7 Parkside, Auchterarder, PH3 1GG

Offers Over £220,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 7 Parkside, Auchterarder, PH3 1GG.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

This property is located in the highly desirable town of Auchterarder which provides an abundance of local amenities and leisure facilities including an array of shops, hairdressers, restaurants, health centre and golf course.

There are primary and secondary schools within the town and the nearby A9 makes it an ideal location for commuting to Perth, Stirling, Edinburgh and Glasgow. The town is also well serviced by Gleneagles train station.

The prestigious Gleneagles Hotel offers a host of unique leisure facilities and restaurants including the award winning Andrew Fairlie as well as three championship golf courses which are regarded among the best courses in the world.



Property Summary

We are delighted to bring to the market this immaculately presented MID TERRACED THREE BEDROOM VILLA situated within a popular and prestigious residential development in the town of Auchterarder.

The accommodation comprises entrance hall; lounge with front facing window; dining kitchen with integrated appliances and double doors to the rear garden; WC with white suite; storage cupboard; principal bedroom with en-suite shower room; family bathroom and 2 further double bedrooms.

There is double glazing and gas central heating throughout. The rear garden is enclosed with a decked seating area providing lovely views and an ideal haven for relaxation and entertaining during the summer months.

There is also an area of AstroTurf for ease of maintenance. Timber shed.

There is allocated and visitors parking at the front of the property.



Key property features

- ✓ Immaculately presented
- ✓ Modern open plan living
- ✓ 3 Bedrooms
- ✓ Gas Central Heating & Double Glazing
- ✓ Fitted Solar Photo voltaic Panels
- ✓ Enclosed Landscaped Garden
- ✓ Allocated Parking Space
- ✓ WC, Bathroom & En-Suite Shower Room
- ✓ Lovely Rear Views
- ✓ Mid Terraced Villa









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

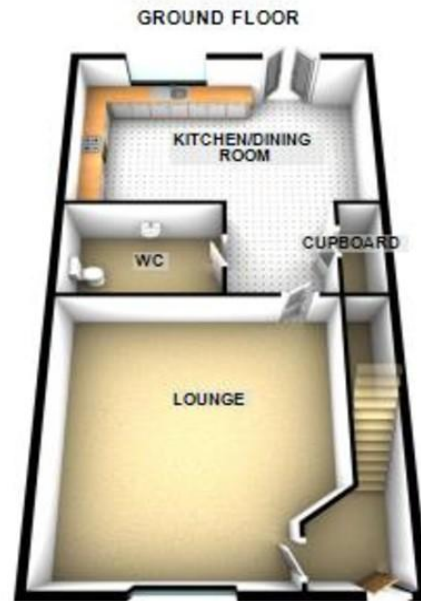
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

LOUNGE

14' 1" x 12' 0" (4.29m x 3.66m)

DINING KITCHEN

15' 5" x 8' 7" (4.7m x 2.62m)

WC

5' 7" x 4' 1" (1.7m x 1.24m)

BEDROOM

12' 1" x 10' 2" (3.68m x 3.1m)

EN-SUITE

7' 4" x 4' 9" (2.24m x 1.45m)

BATHROOM

8' 3" x 5' 5" (2.51m x 1.65m)

BEDROOM

11' 5" x 8' 1" (3.48m x 2.46m)

BEDROOM

7' 5" x 7' 2" (2.26m x 2.18m)



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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